



AGENDA

Tuesday, July 9, 2024: 6:00 PM

Town Council Business Meeting

E.S. Douglass Community Center: 1185 W. Pennsylvania Ave

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. TOWN MANAGER'S COMMENTS

a. Adoption of Agenda

4. PUBLIC COMMENTS

5. CONSENT AGENDA

a. Ratification of Contract with Veolia Water Contract Operations USA, Inc.

Approval of terms of contract operations for the Southern Pines Water Plant

b. Approval of Local Water Supply Plan

Approval of the 2023 Local Water Supply Plan

c. Approve Town Council Meeting Minutes for June 2024

Staff has prepared the following minutes for approval:

- June 11, 2024, Town Council Business Meeting Minutes
- June 25, 2024, Town Council Work Session Minutes

6. PUBLIC HEARINGS

a. Z-01-24: Request for Conditional Zoning to Build a Cellular Tower at 7672 Highway 22

Marc Tucker of Fox Rothschild, LLP, has submitted a request on behalf of TowerCo 2013, LLC, to amend conditions on an existing General Business-Conditional Zoning District (permitted under rezoning file #Z-05-04) to allow a new 156-foot telecommunications tower at 7672 Highway 22. The subject property is presently owned by Sullivan Property, LLC.

7. ACTION ITEMS

a. AR-01-24: Penick Village Multifamily Apartment Buildings

John Houck II of RLPS Architects, is requesting an Architectural Compliance Permit for four multifamily apartment buildings on behalf of the legal property owner, Penick Village, Inc. This item was first presented at the June 11, 2024 Regular Meeting, where it was continued to the June 25, 2024 Work Session. At the Work Session, this item was continued again at the request of the applicant and planning staff to the July 9, 2024 Regular Meeting.

b. AR-07-24: Pinnacle Storage Southern Pines Phase II

BW Architecture, on behalf of property owner Longleaf Pines, LLC, is requesting an Architectural Compliance Permit for a 46,640 square foot two-story commercial self-storage building. The building is part of Pinnacle Storage located at 240 Bell Avenue in the General Business (GB) zone.

c. AR-08-24 Moore County Humane Society Animal Shelter

Corky Kern of Sanstar Enterprises, is requesting an Architectural Compliance Permit for a 19,705-square foot animal services and boarding center/shelter on behalf of the legal property owner, Humane Society of Moore County, Inc.

d. WP-02-24: 5/70 Exemption Allocation for Penick Village, Inc.

McGill Associates PA, on behalf of Penick Village Inc., has submitted a Watershed Protection Permit application requesting 36.4 acres of 5/70 exemption allocation to add a senior living building, three townhome-style villas, a

wellness center and gatehouse on the existing Penick Village campus which is located within the Little River Intake No. 2 Watershed.

e. Approve Resolution #1091 & #1093: Direct the Clerk to Investigate Application for Annexation AX-01-24 & Setting a Public Hearing Date.

Andrew and Leah Danak are petitioning the Town of Southern Pines for the annexation of a +/- 0.56 acre parcel of land. The first step in the annexation process is for the Town Council to direct the Town Clerk to investigate the sufficiency of the petition and certify the result, per NCGS 160A-31(c). The Public Hearing is to be set for the Town Council Business Meeting on August 13, 2024.

8. ADJOURNMENT

Meetings/work sessions of the Southern Pines Town Council are now available on the Town's [YouTube channel](#). Video of the Town Council meetings will be live streamed on the channel for viewing either during the meetings or after they have concluded. Please note, the video is provided only for the purposes of viewing the meetings; public comments or questions are not accepted via the live stream. To receive notifications when new content is published, please "subscribe" to the Town's channel at <https://bit.ly/3hXx2Qk>